

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction LOS ANGELES

Reporting Period 01/01/2014 - 12/31/2014

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044**

(CCR Title 25 §6202)

Reporting Period 01/01/2014 - 12/31/2014

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

[illegible]

[illegible]

120 South Orlando Avenue	5+	Renter	3	0	0	32	35	0		DB	
2250 South Fox Hills Drive	5+	Renter	2	0	0	20	22	0		DB	
14944 West Magnolia Blvd.	5+	Renter	0	5	0	13	18	0		DB	
11755 West Culver Blvd.	5+	Renter	2	0	0	17	19	0		DB	
1526 South Armacost Avenue	5+	Renter	2	0	0	24	26	0		DB	
12770 West Caswell Avenue	5+	Renter	1	0	0	10	11	0		DB	
1515 West Wilshire Blvd	5+	Renter	18	0	0	200	218	0		DB	
2585 South Sepulveda Blvd	5+	Renter	0	1	0	6	7	0		DB	
670 South Kelton Avenue	5+	Renter	4	0	0	44	48	0		DB	
13610 West Strathern Street	5+	Renter	4	0	0	30	34	0		DB	
4091 South Redwood Avenue	5+	Renter	6	0	0	61	67	0		DB	
4180 West Wilshire Blvd	5+	Renter	3	0	0	26	29	0		DB	
15566 West Rayen Street	5+	Renter	3	0	0	28	31	0		DB	
11811 West Culver Blvd	5+	Renter	3	0	0	24	27	0		DB	
11430 West Burbank Blvd	5+	Renter	14	0	0	111	125	0		DB	
8935 North Orion Avenue	5+	Renter	3	0	0	30	33	0		DB	
5107 West Harold Way	5+	Renter	0	1	0	6	7	0		DB	
5000 South Main Street	5+	Renter	9	49	0	1	59	0		DB	
1129-1419 West 7th Street	5+	Renter	7	0	0	80	87	0		DB	
8822 North Burnet Avenue	5+	Renter	1	0	0	19	20	0			
5700 North Sepulveda	5+	Renter	11	0	0	120	131	0		DB	

[illegible]

12381 W Osborne St	5+	Renter	26	0	0	1	27	27	ATHF/HOM E/ MHP/CDLA C/ TCAC		
9700 N Laurel Canyon Blvd	5+	Renter	24	55	0	1	80	0	ATHF/TCAC / CDLAC		
1603-1619 N Cherokee Ave	5+	Renter	52	13	1	0	66	0	ATHF/CRA/ LAUSD/HC D (TOD)		
1225-1233 S Vermont Ave	5+	Renter	29	10	1	0	40	40	ATHF/LACD C/TCAC		
11734 & 11738 Courtleigh Dr	5+	Renter	22	0	1	0	23	0	ATHF/AHP/ LACDC/MH SA		
5000 S. Main St	5+	Renter	49	9	1	0	59	0	ATHF/TCAC		
1556 W Palos Verdes Dr N	5+	Renter	73	0	1	0	74	0	ATHF/HOM E/MHSA/AH P/Dept of Navy/TCAC		
900 N North Broadway	5+	Renter	39	14	1	0	54	0	ATHF/HOM E/ AHP/TCAC		
4827 S Central Ave	5+	Renter	12	105	1	0	118	118	ATHF/CDB G/MHP/AHP / CDLAC/TCA C		
226 & 235 S Berendo St	5+	Renter	22	48	2	0	72	0	ATHF/HCD/ HOME/LA County		
11722 West Kiowa Avenue	5+	Renter	0	2	0	8	10	0		DB	
7121 North Woodley Avenue	5+	Renter	12	0	0	114	126	0		DB	
1503 South Menlo Avenue	5+	Renter	0	1	0	8	9	0		DB	

6908 North Vesper Avenue	5+	Renter	4	6	0	39	49	0		DB	
8715 North Tobias Avenue	5+	Renter	0	5	0	22	27	0		DB	
1500 South Beverly Drive	5+	Renter	1	0	0	7	8	0		DB	
206-210 North Avenue 52	5+	Renter	0	1	0	6	7	0		DB	
4091 South Redwood Avenue	5+	Renter	5	0	0	62	67	0		DB	
11430 West Burbank Blvd	5+	Renter	14	0	0	111	125	0		DB	
610 S St Louis St	5+	Renter	74	22	1	0	97	0	ATHF/HOM E/ RNLA(NSPII)/TCAC		
7250 N Hazeltine Ave & 14630 W Wyandotte St	5+	Renter	45	61	2	0	108	108	ATHF/TCAC /CDLAC		
1206 & 1222 N Gower St; 977 N Wilton Pl; 5155 & 51	5+	Renter	26	56	1	0	83	83	ATHF/TCAC /CDLAC		
8746 North Burnet Avenue	5+	Renter	1	0	0	19	20	0		DB	
246 West 73rd Street	5+	Renter	0	3	0	4	7	0		DB	
10270 North Tujunga Canyon Blvd	5+	Renter	2	0	0	28	30	0		DB	
18101 West Roscoe Blvd	5+	Renter	2	0	0	39	41	0		DB	
14920 West Parthenia Street	5+	Renter	0	127	0	0	127	0		DB	
(9) Total of Moderate and Above Moderate from Table A3					47	13047					
(10) Total by Income Table A/A3			856	867	47	13047					
(11) Total Extremely Low-Income Units*			0								

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	1731	800	7912	71	0	10514	0

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	27238	212	856	0	0	0	0	0	0	0	1068	26170
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	17495	593	867	0	0	0	0	0	0	0	1460	16035
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		19304	40	47	0	0	0	0	0	0	0	87	19217
Above Moderate		48839	6798	13047	0	0	0	0	0	0	-	19845	28994
Total RHNA by COG. Enter allocation number:		112876	7643	14817	0	0	0	0	0	0	0	22460	90416
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Family Solutions System	ALL DBS County HHS CLA CC OCA LADOT EMD DPW DoA DoD MO LAHSA LADWP HCIDLA HACLA DCP OHR	2013-2021	2014 Update: The Family Solutions System (FSS) was greatly expanded in 2014. Expansion included establishment of a Family Solutions Center in each Service Planning Area, increased staffing to meet the demand for homeless services for families, increased rapid re-housing assistance, and crisis housing. In addition to the expansion, the LA County Board of Supervisors approved a motion to reprogram approximately \$7.3 million in TANF funding to support the system. The alignment of this funding with the FSS resulted in the LA CoC becoming one of the only jurisdictions in the Country to use TANF funding to directly support the homeless system. The Board's motion also approved the outstationing of 10 DPSS Homeless Case Managers, 8 Substance Abuse Counselors, and 8 Mental Health Clinicians. The standardized assessment was further refined during this period. During the 2014-2015 contract year, the system assisted over 1,000 families secure permanent housing and assisted over 800 families with crisis housing.

	<p>LADBS</p> <p>Initiated seven regional Family Solution Systems throughout the Los Angeles CoC; Serve approximately 1,200 homeless and at- risk persons per year.</p>		
Homebuyer Financial Assistance	<p>During the first year, 80 loans for low-income homebuyers and 30 loans for moderate-income homebuyers; 50 loans for low-income homebuyers per year thereafter, if funding permits; Issue 80 MCCs per year: 40 for low-income and 40 for moderate-income.</p>	2013-2021	<p>Homebuyer Loans Funded : Low Income Loans = 81 Moderate Income Loans= 15 Total Loans funded 96. Mortgage Credit Certificates Issued : MCCs Issued for Low Income = 61. MCCs Issued for Moderate Income = 32. Total MCCs issued = 93.</p>
Homeownership for Voucher Holders	<p>Increase homeownership opportunities among voucher holders.</p>	2013-2021	<p>32 Homeownership vouchers were issued in 2014.</p>
Small Lot Subdivisions	<p>1400 market-rate units; 100 moderate income units; Revised Small Lot Subdivision Guidelines - 2013-2014; Inter-departmental clarification memo - 2013-2014.</p>	2013-2021	<p>140 small lot subdivision units were permitted in 12 separate developments in 2014.</p> <p>In 2014, the Department issued a Specific Plan Director's Interpretation that clarified the relationship between the Small Lot Ordinance and the Venice Coastal Specific Plan.</p>
Barriers to Limited Equity Housing Cooperatives	<p>Study barriers to the greater utilization of limited-equity cooperatives; Utilize limited equity co-ops as a tool to facilitate affordable homeownership</p>	2013-2021	<p>No activity in 2014.</p>
Predevelopment/Acquisition Financing for the Development of Affordable Housing	<p>Facilitate predevelopment and/or acquisition financing for approximately 500 units annually.</p>	2013-2021	<p>New Generation Fund (NGF) Projects with 2014 Closing dates: Total of 7 projects with 412 units</p>
New Production of Affordable Housing	<p>Add 500 units annually to the City of Los Angeles affordable housing stock; 30% of units to be Permanent Supportive Housing (PSH); Construct housing for seniors, the disabled and large families.</p>	2013-2021	<p>2014 Fully - funded Pipeline Projects: 12 projects; total units 757.</p> <p>Family 9 % = 300 units; Family 4 % = 53 units PSH 9 % = 134 units; PSH 4% = 0 units Seniors 9% = 108 units; Seniors 4% = 162 units</p>
Project Based Rental Assistance	<p>1,074 (430 extremely low-income, 644 very low- income) households housed</p>	2013-2021	<p>HACLA has a total of 3,245 allocated units.</p>

	through project- based rental assistance vouchers.		
Land Use Program to Increase the Production of Affordable Housing	Increase the supply of affordable and mixed-income housing; Prepare draft ordinance	2014-2018	On September 30, 2014, a motion (14-1325) by Councilmember O'Farrell requested that the Department of City Planning and the Housing, Community + Investment Department report on the feasibility of the implementation of a value capture policy that would establish a nexus between discretionary land use entitlements and affordable housing. The motion was referred to the Planning and Land Use Committee.
Facilitate Housing for Senior and Disabled Persons	Assist in the development of 250 senior units a year; Construct 1750 Eldercare units; Explore the creation of an affordability component to Eldercare Ordinance.	2013-2021	<p>A total of 270 affordable senior housing units were funded through the Affordable Housing Trust Fund in 2014.</p> <p>DCP received applications for 1 Eldercare Facility in 2014 representing 95 potential new market-rate senior housing units. To improve the application and approval process DCP also adopted a new set of guidelines and procedures for Eldercare Facilities.</p> <p>LADBS continued to provide expedited permitting processes for senior housing projects.</p> <p>HACLA reports assisting the following developments in 2014: Caroline Severance Manor (43 units) Day Street Apartments (21) Beswick Senior Apartments (32) Burlington Family Apartments (15) Knob Hill Apartments (38) New Hampshire Apartments (18) Rosslyn Hotel Apartments (93) Rosslyn Apartments (HUD-VASH, 75)</p>
Housing Alternatives for Seniors	Find alternative housing solutions for 1,600 senior residents.	2013-2021	The Department of Aging contracts with a non-profit organization (currently Affordable Living for the Aging), which provides shared housing services for elderly Los Angeles residents. The organization meets with seniors to provide timely information on upcoming housing opportunities, open wait lists and details about their Shared Housing Program (a service that matches individuals to share private residences throughout Los Angeles County).
Innovative Housing Unit Design	500 units with universal design elements; Provide assistance to developers and property owners during project review; Increase the number of affordable, accessible units occupied by persons with	2013-2021	<p>The City continued to assist older adults understand various types of home modifications that may be helpful.</p> <p>The Task Force has not yet been formed.</p> <p>On October 2014, the City Council instructed the Housing and Community</p>

	special needs.		Investment Department to report to the Housing Committee on the resources necessary to monitor whether Americans with Disabilities Act (ADA) accessible units are being made available to those with needs.
Adaptive Reuse	4,000 market rate and 100 affordable housing units	2013-2021	<p>A total of 136 units were created through adaptive reuse in 2014.</p> <p>1,620 adaptive reuse units were under construction or in the pipeline by the end of 2014.</p> <p>A total of 11,745 units have been created through adaptive reuse through 2014.</p>
Redevelopment of Brownfield Industrial and Commercial Sites	Environmental clean-up of at least five brownfield sites; Create opportunity for 100 units, including 10 very low- and 10 low-income units.	2013-2021	No status update was available for 2014.
Public Facilities Zoned Land: Joint Use Opportunities	Create opportunities for 50 very low and 50 low income units during the planning period.	2013-2021	An application was received to process a zone change on a surplus piece of government-owned land zoned as Public Facilities, to create 187 UNITS.
Advocate for Housing Funds	Support State and Federal bills that provide funds for affordable housing development and preservation in Los Angeles City in each legislative session; Increase the Affordable Housing Trust Fund.	2013-2021	<p>In 2014 The City Council included in its 2013-14 State Legislative Program SUPPORT for AB 2222 (Nazarian) and OPPOSITION to the passage of AB 69 (Perea).</p> <p>On October 8, 2014, the City Council instructed the HCIDLA to report back on recommendations regarding the identification of a permanent source of funding for the Affordable Housing Trust Fund. A report is expected in 2015.</p>
New Programs to Increase the Production of Affordable Housing	Prepare reports to Council and the Mayor that identify potential policies and programs to address the increase in funding for the production and preservation of affordable housing.	2013-2021	<p>In 2014 HCIDLA made a recommendation to dedicate 25 percent of the former tax increment coming to the City of Los Angeles General Fund to the Affordable Housing Trust Fund (AHTF) beginning in fiscal year 2014-2015. HCIDLA also proposed a phased - in approach to achieve a maximum annual dedication of 35 percent of the former tax increment dollars to the AHTF. These proposals would provide between \$12 million and \$17 million annually to the Trust Fund.</p>
Fair Housing Research	Conduct studies to evaluate the level of housing discrimination in Los Angeles City. Comply with the HUD requirement for an Analysis of Impediments to Fair Housing Choice (AI) study to be conducted	2013-2021	Completion of the City's AI was placed on hold due to the anticipated release of HUD's final Affirmatively Furthering Fair Housing (AFFH) Rule which dictates a new fair housing reporting requirement, the Assessment of Fair Housing (AFH). The AFH is to replace the AI. Note: In 2013, the City (along with partner cities and organizations) submitted extensive comments in response to HUD's proposed AFFH Rule.

	approximately every five years as a condition of receiving Consolidated Plan grant funds. Develop action items per results of studies.; Complete the AI; Identify and implement action items		
Housing Legal Services for Seniors	Assist 200 seniors with legal advice each year.	2013-2021	The Department of Aging contracts with a non-profit legal services organization (currently Bet Tzedek) to provide free, expert legal advice to assist seniors in various legal issues including: public entitlement, housing related laws, legal aid, landlord/tenant disputes, government benefits, health law consumer protection, nursing home law and powers of attorney. Appointments can be scheduled at any of the 16 Multipurpose Senior Centers.
Domestic Violence Shelter Program	Provide 1,500 individuals with access to public services annually; Maintain 580 shelter and transitional beds annually for domestic violence victims.	2013-2021	During CY 2014, 10 domestic violence shelters provided a total of 568 beds (208 ES and 360 TS), and served 1,558 unduplicated clients.
HOPWA Emergency Shelter and Transitional Housing Program	1,589-2,162 housing subsidies per year.	2013-2021	Provided housing subsidy assistance to 1,490 clients.
Emergency Shelter and Transitional Housing Facilities	483 existing emergency shelter beds funded annually; 1,740 existing transitional housing beds funded annually.	2013-2021	Emergency Shelter beds: Total 3,326 Beds - 3120 beds (ESG) and 206 beds (CDBG) Transitional Housing: Total 4,122 Beds - 440 beds (CDBG), 79 beds (General Funds) 1,404 beds (CoC - LAHSA) and 2,116 (CoC - Directs)
Overnight Shelter (Winter Shelter and Year-Round Shelter)	871 temporary shelter beds year round; 1,335 temporary winter shelter beds.	2013-2021	Year Round Shelter: Total 1,267 Beds (General Funds) Permanent Housing: Total 7,251 Beds - 119 beds (General Funds), 1,573 beds (CoC - LAHSA) and 5,559 (CoC - Directs) Temporary Winter Shelter Beds: Total 1,521 beds (City General Funds and County General Funds) Family Solutions Center: 270 beds
New Resources for Rental Assistance	Increase the funding base for rental assistance for homeless households and households at high risk of homelessness.	2013-2021	On October 8, 2014 the City Council instructed the HCIDLA to report within 60 days with recommendations to address all of the issues relative to identification of a permanent source of funding for the Affordable Housing Trust Fund. The report is expected in 2015. Mayor Garcetti signed on to the First Lady's Pledge to end Veteran Homelessness.
Veterans Affairs Supportive Housing (VASH)	Maintain 1,000 housing vouchers for formerly homeless Veterans.	2013-2021	N/A- defer to HACLA
Job Training and Placement for Homeless Individuals	Provide educational/vocational training and	2013-2021	LAHSA subcontractors provide direct educational and vocational training to homeless persons.

	employment placement/retention services to 1000 homeless persons annually.		From contract period 4/1/2014 through 3/31/2015, LAHSA City-funded subrecipients assisted 3,434 individuals retain or obtain employment.
HOPWA Supportive Services for Persons Living with HIV/AIDS	Provide between 4,618-6,613 clients with supportive services annually.	2013-2021	Provided supportive services to 6,120 clients.
Rental Assistance for Homeless Households	Maintain 4,000 Housing Choice Vouchers to homeless individuals or households	2013-2021	HACLA has a S8 Waiting List Limited Preference for homeless and chronically homeless. The voucher allocation is 4,911 tenant-based vouchers.
Rental Assistance for Homeless Households with Disabilities	Maintain housing for 2,400 homeless households with disabilities annually.	2013-2021	HACLA has 3,184 units of supportive housing allocated for the homeless with disabling conditions (2011).
Permanent Supportive Housing For Homeless Persons	Maintain 1,477 permanent supportive housing units for homeless households annually.	2013-2021	<p>Nine projects with 180 permanent supportive housing units financed for homeless households in 2014.</p> <p>HACLA continued to allocate 3,949 permanent supportive housing units, of which 180 were awarded to 9 new developments in 2014.</p> <p>LAHSA: Under the 2014 SuperNOFA application zero (0) NEW units of Permanent Supportive Housing were submitted for funding for homeless persons. The LA Continuum of Care was awarded \$91,956,831.</p>
Downtown TFAR Public Benefit Fee	\$20 million for affordable housing development; Evaluate whether changes are needed as part of the re:code:LA Unified Downtown Development Code (Program 66).	2013-2021	<p>Two TFAR applications were received in received in 2014. The first, at 4th and Hill, is a 428 unit development that requested less than 50,000 square feet in TFAR in addition to utilizing the floor area Greater Downtown Housing Incentive. The project will have 107 total affordable units, which includes 5% VL and 20% Workforce housing.</p> <p>A 60 unit project in South Park applied for and was permitted with 11 very low income units.</p> <p>By the end of 2014 the Zoning Code revision project called re:codeLA had released and gained decision-maker input and approval on the Zoning Code Evaluation Report. This evaluation report provides recommendations to address inadequacies with the current zoning code, including a recommendation to "rethink the approach to affordable housing Downtown, and how it might function within the context of an updated approach to TFAR. An affordable housing component could be added to TFAR..."</p>
Access to Housing for Health Program (AHH)	Assist approximately 70 persons per year.	2013-2021	No status update was available for 2014.
Homeless Housing and Services Coordination	Citywide and sub-regional plans to reduce and end	2013-2021	In 2014, there were 12 regular Coordinating Council meetings and 2 Special meetings, hosted and facilitated by LAHSA. During each meeting, there was at

	<p>homelessness adopted by the City Council;</p> <p>Regular reports on financial management;</p> <p>Regular reports on contract management and program implementation;</p> <p>Report on applicability of Standards for Excellence criteria being developed by Home for Good.</p>		<p>least one SPA Representative present or on the phone to represent each SPA in Los Angeles, as well as other attendees including City and County government, and LAHSA representatives. Topics of discussion at these meetings include; reallocation methodology and process for the Continuum of Care Application, CoC Governance structure, and other CoC Governance-related decisions. In 2014, there were 3 SPA Quarterly meetings in which LAHSA staff hosted and facilitated meetings in each of the eight SPA's in Los Angeles. These meetings occurred in March, June, and November/ December. On average, there were 39 participants per SPA meeting.</p>
Access New Resources and Services for the Homeless	Periodic reports on legislative and budgetary initiatives.	2013-2021	In late 2014 the City Council bundled a number of housing related motions requesting reports on policy initiatives to address affordable housing into one unified motion. A report from the HCID and DCP on policy options available to create a permanent source of funding for the City is expected in 2015.
Housing and Services Planning for Persons Living with HIV/AIDS	Regularly updated plan for the use of HOPWA grant funds.	2013-2021	4 LACHAC meetings, and 12 Housing Specialist meetings. The Request for Proposals was released to solicit HOPWA agencies for the regionalized program design to be implemented in 2015-2016 program year.
City Homeless Coordinator	Periodic reports on homeless housing and service delivery and recommendations for improvement.	2013-2021	<p>Mayor Garcetti appointed a Director of Homelessness Policy in October 2014.</p> <p>In October 2014, a City Council motion was raised to requesting a report to Council with recommendations for providing a full-time coordinator, director or czar within the City's organizational structure for coordinating activities to address homelessness, including coordination with the Los Angeles Homeless Services Authority, Los Angeles County, and other government agencies.</p>
Biennial Homeless Count	Biennial count and survey of sheltered and unsheltered homeless persons residing in the Los Angeles CoC area.	2013-2021	In 2014, there was no Homeless Count, per HUD regulations that states agencies conduct a Homeless Count every odd year. However, in the 2013 Homeless Count, in the City of LA, there were 22,993 homeless individuals, family members and youth, and 68 cities opted in.
Homeless Management Information Systems (HMIS) Data Collection	All providers receiving City funding shall participate in HMIS.	2013-2021	LAHSA on a yearly basis updates the Housing and Services Inventory that gets submitted to HUD. As of June 2014, the HMIS bed coverage rate approached 73%.
Temporary Housing Facilities for Disaster Response	120 sites available throughout the City within 24 hours of a natural disaster.	2013-2021	No natural disasters hit Los Angeles in 2014.
Outreach and Training for Emergency Preparedness and Response	<p>4 fairs during Emergency Preparedness Month annually;</p> <p>2 Neighborhood Preparedness Ambassadors Trainings annually;</p> <p>Outreach to neighborhood and community</p>	2013-2021	<p>The City completed its Regional Disaster Housing Planning activities in 2014. The project focused on residential recovery and reconstruction throughout the 5 county region. The planning activities included a disaster working group comprised of local housing industry representatives as well as state and federal housing and disaster planning experts.</p>

	groups as requested.		
Zoning and Development Standards for Homeless Housing	Adopt amendment to zoning code to facilitate by-right siting of shelter and transitional housing facilities.	2013-2021	No activity in 2014.
Zoning for Health Facilities	Adopt amendment to Zoning Code to remove restrictions on locations of public health and treatment program facilities.	2013-2021	During the first half of 2014, the City Council's Ad Hoc Committee on Community Care Facilities considered reports and recommendations from DCP on the issue of licensed community care facilities. A draft ordinance was presented in that would have, among other things, created a by-right approval process for licensed community care facilities with more than 6 persons (subject to meeting a set of performance standards). However the Committee failed to approve the legislation in 2014. The Ad Hoc Committee ceased to meet during the second half of 2014 but is likely to re-convene in 2015.
Assistance for Homeless Persons in Accessing Housing and Services	Continue funding 1 organization to reach 300 or more homeless individuals; Explore expanding outreach funding to community based organizations within the City.	2013-2021	<p>The Los Angeles CoC has developed and is refining the LA Coordinated Entry System for families, individuals and youth to ensure a systematic prioritization and matching process so that the most service intensive resources are maximized by going to the people who are in the greatest need.</p> <p>A coordinated entry system for families called the Homeless Family Solutions System was implemented in March 2013. The CES was eventually expanded to include all single adults experiencing homelessness. The Los Angeles CES for individuals experiencing homelessness was designed and implemented under the umbrella of Home For Good, and other collaborative partners. CES was implemented first as a pilot program in a small geographic area of LA County in 2013. In 2014, CES was expanded in two stages, first in regional pilots and then scaled to the entire county. Youth CES is currently in progress. Beginning in February 2014 through November 2014, LAHSA met with community stakeholders to solicit input through focus groups with youth, providers, and public system stakeholders to solidify youth CES pilot components through condensed community planning processes.</p> <p>LAHSA's Emergency Response Team (ERT) is a lead outreach and engagement program in the City and County Los Angeles. The ERT responds to outreach requests from Elected Officials, City and County Departments and the community. They conduct outreach to locate and engage homeless persons living places not meant for human habitation. ERT teams provide crisis intervention services, benefits assistance, direct transportation, nutrition and hygiene resources and access to health services, shelter and housing.</p>
HOPWA Centralized Countywide Housing Information Services Clearinghouse	Assist between 25,140-36,000 clients seeking HIV/AIDS housing information annually.	2013-2021	33,323 clients assisted.

Homeless Needs Outreach	Disseminate information about the housing needs of special needs populations to 2,000 people.	2013-2021	No activity in 2014.
Neighborhood Awareness of Special Needs Housing	Establish outreach curriculum; Pursue funding for training program.	2013-2021	In 2014, the ERT continued to network with other outreach programs and community groups countywide and supported special community outreach events. ERT outreach projects included Emerald Necklace/San Gabriel Valley Outreach Task Force, Arroyo Seco Community Outreach Project, LAC/USC Medical Center Emergency Room Outreach, La Placita Homeless Task Force, Operation Health Streets Coordinated Outreach Project, and Los Angeles County Supervisor Districts 1 and 5 Special Purpose Outreach Projects. As part of the continuing outreach with Los Angeles City Department of Public Works Bureau of Street Services (BSS) and Los Angeles City Department of Sanitation (LASAN) Project Clean Streets the ERT conducted outreach and engagement at 640 encampment locations in the City of Los Angeles.
Technical Assistance to Homeless Housing Providers	Technical assistance provided to 20 providers annually	2013-2021	In 2014, LAHSA provided technical assistance through various program areas to emergency, transitional and permanent housing providers. This included; Outcomes reports training for Quarterly Performance Reports, which was held on a quarterly basis. All trainings were at full capacity. With the expansion of the Family Solutions System (FSS), in July 2014, LAHSA met with individual Family Solution Centers (FSCs) to implement their contracts into HMIS. HMIS also continued to provide regular data quality training; including training on HMIS policies and procedures, data quality resolution for housing providers and case managers entering data into HMIS. There were also joint report and outcomes trainings for Winter Shelter providers. These trainings consisted of programmatic technical assistance, reports, data quality and outcomes assistance. Additionally, throughout the completion of the Continuum of Care SuperNOFA application, LAHSA provided daily technical assistance for housing provider applicants. Additionally, there were trainings to provide guidance in Risk Management and Monitoring processes for LAHSA sub-recipients.
Monitor and Preserve At-Risk Affordable Housing	Monitor and report on identified assisted affordable housing at-risk of conversion annually through the Annual Progress Report; Involve property owners and residents of identified at-risk units in preservation efforts; Create non-financial strategies and support Citywide and inter-agency efforts to create strategies for preserving at-risk housing.	2013-2021	HCIDLA continued to create and implement non-financial strategies to extend and preserve affordable housing at-risk of losing its affordability restrictions. The HCIDLA was awarded a one year grant in the amount of \$183,788.64 from the MacArthur Foundation to help support a one-year initiative, specifically geared to develop a long-term proactive and preventive strategy to integrate, track, monitor and preserve the subset of the former Community Redevelopment Agency of the City of Los Angeles (CRA/LA) portfolio that is set to expire in 2015. The purpose of the grant was to assist the HCIDLA bolster its preservation efforts of the CRA/LA at-risk housing inventory. Initial estimates indicated there were approximately 3,500 units in 130 properties with covenants set to expire in 2015. The funds were allocated to assist the

			<p>HCIDLA carry out four main initiatives: 1) Grant Administration and Support; 2) Expiring Covenants Assessments & Categorization; 3) Outreach and Education and 4) Staff Development. These initiatives will take effect on CY 2015.</p> <p>The HCIDLA continued with its outreach and education efforts and focused on properties where owners had decided to terminate affordability restrictions. The 2014 outreach activities focused on a long term outreach and enforcement efforts to owners of expiring HUD assisted housing and properties with terminating bond restrictions and other City covenants. Through these efforts, the HCIDLA conducted outreach and education to 9 property owners and stakeholder representing 344 units of at-risk restricted affordable housing.</p>
Education about Growth, Housing Need, MixedUse and Mixed-Income Neighborhoods	50 training sessions/workshops; 100 participating neighborhood council members and community organization members annually.	2013-2021	<p>The City contracts with the Housing Rights Center (HRC) to conduct presentations and/or workshops different neighborhood councils as part of the Citywide Fair Housing Program.</p> <p>HACLA continued to work with Jordan Downs Community Advisory Committee and the WATTS neighborhood council to provide training and information regarding the redevelopment of Jordan Downs which is proposed to be a mixed use and mixed income neighborhood.</p> <p>DCP staff assisted area non-profits in the development of a "Transit-Oriented Districts University" curriculum. TOD University serves as a tool to empower residents and community members and increase their knowledge of affordable housing and equitable transit-oriented districts.</p>
Stormwater Mitigation	Integrate on-site storm water design guidelines into project review process.	2013-2021	The Low-Impact Development (LID) Ordinance, which effectively replaced the previous stormwater collection and mitigations program, became effective and applicable to most relevant projects in 2012.
Planning for Neighborhood Character	10 updated Community Plans; Implementation tools as appropriate.	2013-2021	<p>Seven community plan updates were in various stage of progression by the end of 2014. Each contained provisions to address neighborhood character through new Community Plan Implementation Overlays or new Residential Floor Area zones.</p> <p>The re:codeLA project released an Evaluation Report which laid forth a goal of including mechanisms to address better transitions between single family homes and other types of development in the new zoning code (to be adopted 2017).</p> <p>On November 5, 2014 the City Council adopted DCP recommendations to address various neighborhood conservation issues, including the following: 1) Establish an Interim Control Ordinance (ICO) to limit the demolition of singlefamily</p>

			homes in five proposed Historic Preservation Overlay Zones (HPOZs), 2) Close loophole in the Baseline Mansionization Ordinance (BMO), 3) Create and implement new single-family zones that address the specific goals of four proposed Residential Floor Area (RFA) overlay districts and one hillside neighborhood, and 4) Establish five new Historic Preservation Overlay Zones (HPOZs).
Density Bonus	Create 375 non-subsidized very low income units; Create 750 non-subsidized low income units; Create 187 non-subsidized moderate income units; Make revisions to the density bonus provisions in the Code and the Affordable Housing Incentives Program Guidelines.	2013-2021	A total of 56 density bonus projects, representing 504 affordable units (182 VL, 280 L, 42, Mod, 1637 Above Mod), recorded were permitted in 2014. 143 density bonus projects were filed with DCP in 2014.
Incentives to Conserve Energy	50,000 low income households obtain more energy-efficient refrigerators; 2,000 households retire non-energy efficient refrigerators annually.	2013-2021	LADWP reports the following: * 6,200 Refrigerators Exchanged in 2014; * 3,748 Consumer Rebates for Energy Star refrigerators in 2014; * 1,989 refrigerators/freezers recycled in 2014
Incentives to Encourage Green Building Solutions in Existing Buildings	Develop green building incentives program for existing buildings.	2013-2021	LADWP continues to implement a wide range of customer incentives to encourage energy efficiency in existing buildings. In late 2014, the commercial lighting rebate program and the custom commercial program were revised to encourage greater participation and accelerate the switch to newer, more efficiency technologies. LADWP began partnering with SoCalGas on joint rebate and incentive programs in early 2013, to encourage more comprehensive efficiency measures in Los Angeles buildings. Joint programs in 2014 included support for the LA Better Buildings Challenge, which works with building owners to achieve a 20% energy savings by 2020. Program listings are available at www.ladwp.com/save
Housing Enforcement (Inter-Agency Slum Housing Task Force)	500 properties subjected to Task Force review and/or prosecution annually.	2013-2021	In 2014, the City Attorney's Code Enforcement Section received approximately 654 property-based referrals submitted by the Los Angeles Department of Building & Safety (LADBS), Housing & Community Investment Department (HCID), Los Angeles Fire Department (LAFD) and Department of Public Health (DPH). During the same period, Code Enforcement conducted 575 City Attorney Office Hearings (CAOHs) with property owners. Prosecutors filed 80 misdemeanor criminal complaints. This effort resulted in 2745 rental units having brought into compliance during this reporting period.

Affordable Housing in the Coastal Zone (Mello Act Implementation)	<p>Adopt amendments to the Zoning Code to implement inclusionary and replacement housing requirements in the Coastal Zone;</p> <p>Adopt amendments to the Affordable Housing Incentives Program Guidelines to facilitate implementation of affordable housing requirements in the Coastal Zone;</p> <p>45 very low income units;</p> <p>30 low income units;</p> <p>50 moderate income units</p>	2013-2021	The City received a grant from the California Coastal Commission for assistance in creating Coastal Development Plans.
Building Design for Sustainability	<p>Guidelines developed and updated;</p> <p>Integrate guidelines into all project reviews.</p>	2013-2021	No activity in 2014.
Residential Rehabilitation of Public Housing	<p>Complete revitalization of Jordan Downs, including:</p> <p>280 extremely low income, 280 very low income, and 140 low income 1-for-1 replacement Public Housing units; 100 new extremely low-income units, 400 new very low-income units (< 60% AMI), 20 low-income workforce housing units (< 80% AMI) and 380 market-rate units.</p>	2013-2021	<p>New Dana Strand Redevelopment</p> <p>In 2014 the Housing Authority continued working its Development partners on the final phase of the redevelopment of the former Dana Strand Village. An extensive community outreach program with concerned residents and existing residents of all phases was carried out. Developers incorporated feedback from the community and finalized the Plan and applied for required entitlements for this project.</p> <p>Rose Hill Courts</p> <p>Rose Hill Courts is a 100 unit public housing development built in the 1940's. The property has been experiencing termite infestation and damage to the existing structure with the infestation extending to subterranean level around the foundation walls, piers and plumbing pipes. In 2014, HACLA selected Related Companies of California through a Request for Qualifications to evaluate the viability of redeveloping or rehabbing the Rose Hill Courts public housing site and if viable, to undertake the planning, entitlement, community outreach, funding and other related activities associated with the efforts.</p> <p>Jordan Downs Redevelopment</p> <p>In 2014, the Housing Authority completed an Environmental Assessment (EA) report for HUD's NEPA purposes and a Finding of No Significant Impact (FONSI) was issued by City of LA HCID (the responsible entity). The Department of Toxic Substances Control approved an Interim Remedial Action Plan for the 9901 Alameda property. HUD commitment to provide 70 Rental Assistance Demonstration (RAD) units, facilitating the funding of the first phase</p>

			consisting of 250 units. HACLA Board of Commissioners authorized expenditure of up to \$14 million for the remediation of the 9901 Alameda property. HACLA Board of Commissioners committed \$3.1 million for a match of funds toward the \$5.9 million Metro grant.
Services in Public Housing	<p>50 residential clients served by educational assistance programs;</p> <p>100 residential clients served by computer training programs;</p> <p>100 youth served by recreational, educational and cultural programs;</p> <p>1,600 residential clients served by career assistance programs;</p> <p>Submit application for Workforce Investment Act Recertification for 2013 -15</p>	2013-2021	<p>HACLA now operates the Watt/Los Angeles Work Source Center. The center provided service to 1500 customers who received intensive services and training. Seven hundred and sixty (760) of the clients enrolled were public housing residents and section 8 participants. HACLA's Work Source Center was awarded a WIA/WIOA Out of School Youth Grant to provide services to disconnected youth ages 17 - 24 in the County of Los Angeles, Supervisor District #2. One hundred and twenty five (125) of the clients enrolled were residents of Public Housing. Over 1000 youth participated in the Money Smart Financial Literacy training. Seven hundred and ninety six (796) of the youth were public housing residents. Over 500 families receive bread at four HACLA locations (Nickerson Gardens, Ramona Gardens, Mar Vista Gardens and Rancho San Pedro) weekly, donated by the West Angeles Church Food Bank. The Summer Lunch and snack programs provide over 10,000 meals to youth (Dare to Care Meal Programs.) HACLA continues to provide comprehensive Case Management Services to the residents of Jordan Downs in conjunction with the overall revitalization effort.</p>
Resources for Housing Serving the Mentally Ill	Pursue funding towards permanent housing units for homeless mentally ill annually.	2013-2021	<p>The Los Angeles County Department of Health Services (DHS), in collaboration with other governmental partners and the Conrad N. Hilton Foundation, has launched a new supportive housing rental subsidy program called the Flexible Housing Subsidy Pool (FHSP). The goal of the FHSP is to secure decent, safe, and affordable housing for DHS patients who are homeless and have complex physical and behavioral health conditions.</p> <p>Los Angeles County Board of Supervisors has approved \$14 million toward the FHSP over the next four years. These funds are matched with \$4 million from the Hilton Foundation over the next two years. Funding is expected to provide housing subsidies for at least 2,400 persons, who will be linked with wrap-around, intensive case management services to support them in their transition to permanent housing and to achieve long-term housing stability.</p>
Office of the City Attorney Dispute Resolution Program (DRP)	Refer and resolve 20 housing-related disputes.	2013-2021	<p>The DRP entered its 26th year of providing comprehensive dispute resolution services including information, referral, conciliation, mediation, facilitation and consultation services.</p> <p>The DRP reviews Rent Stabilization Ordinance (RSO) case files, contacts the parties (landlord and tenant) involved in the dispute, and invites them to resolve their conflict through mediated dialogue in lieu of prosecution.</p>
Computerized Information Center/Information &	Assist 150 or more clients seeking	2013-2021	DOD provided 133 referrals related to housing to persons with disabilities. The

Referrals for Persons with Disabilities	homeless services and housing resource referrals annually.		<p>majority of those referrals were related to finding affordable housing (46), followed by home modifications (23), landlord/tenant disputes (20), evictions (13), homeless services (8), and rental assistance (3).</p> <p>The Computerized Information and Referral Center provided three direct referrals to the City Attorney's Dispute Resolution Program (DRP) for landlord/tenant disputes. The Majority of CIC housing disputes were referred to the Eviction Center and to the Housing Rights Center due to the immediate crisis and time.</p>
Innovative Parking Strategies	Incorporate parking recommendations into Community Plans, Specific Plans and Transit Neighborhood Plans, where appropriate.	2013-2021	The Department of City Planning was awarded a Sustainable Planning grant from SCAG to examine opportunities for modified parking requirements in the Boyle Heights community, as part of the Boyle Heights Community Plan update process.
Systematic Code Enforcement Program (SCEP)/Gateway to Green	<p>Inspect 180,000 multi-family residential rental units annually for compliance with state health and safety codes and the Los Angeles Housing Code;</p> <p>Achieve code compliance with habitability standards within 120 days of systematic inspection;</p> <p>Initiate contact for complaint inspections within 72 hours of complaint receipt 80% of the time;</p> <p>Launch Gateway to Green Program in 2014.</p>	2013-2021	In CY 2014, the SCEP program inspected 161,580 multifamily, residential rental units; achieved 99% code compliance within 120 days of inspection; initiated contact for complaint compliance within 72 hours (3 business days) for 91% of complaints received; launched Gateway to Green (G2G) in July 2014.
Foreclosure Registry Program	Determine the applicability of the moratorium on an annual basis and enforce registration requirement for foreclosed Los Angeles rental properties.	2013-2021	The Foreclosure Information Management System (FIMS) currently houses approximately 10,000 registrations. A more comprehensive Foreclosure Registry System (FIMS 2.0) is being developed to track foreclosed properties and share foreclosure data with multiple City Departments.
Single Family Rehabilitation	384 extremely low-, very low- and low-income units annually.	2013-2021	490 total projects completed in 2014
Foreclosure Eviction Moratorium	Determine the applicability of the moratorium on an annual basis and enforce registration requirement for foreclosed Los Angeles rental properties.	2013-2021	Transmittal to extend the Ordinance to December 31, 2017, submitted to the Mayor for approval on November 25, 2015.
Utility Maintenance Program	LADWP-referred cases: 30 DWP utility shut-offs prevented through issuance of payments: 130	2013-2021	<p>During Calendar Year 2014, 90 utility shut offs were prevented, thereby helping to prevent the displacement of tenants.</p> <p>No. of Referrals from DWP - 0</p> <p>Total number of open UMP cases at the end of 2014 - 6</p>

Mobile Home Park Preservation	Assist 100 mobile park tenants; 250 market-rate mobile home park pads in residential areas preserved.	2013-2021	No activity in 2014.
Preservation of the Rental Housing Stock - Condominium Conversions and Demolitions	Propose Zoning Code amendment or Director's Interpretation.	2013-2021	Discussions with the re:codeLA consultant team took place in 2014 to discuss possible revisions to the zoning code on condominium conversions. It is unclear whether any changes will be proposed to the current process.
Preservation of Rent-Stabilized Housing Units	Preserve more than 638,000 RSO units; Approximately 330 rent adjustment applications will be processed for over \$13 million in property improvements will be approved annually.	2013-2021	409 rent adjustment cases were processed in 2014; \$16,517,000 invested in property improvements
RSO Enforcement	Investigate and enforce 6,000 RSO violations annually; Refer 60 non-compliant cases to the City Attorney annually.	2013-2021	5,964 cases were received and 30 cases were sent to the City Attorney's Office. The remainder were resolved in-house.
Public Housing Annual Inspections	All public housing units inspected annually. All Section 8 units inspected annually.	2013-2021	All units have been inspected in accordance to HUD's UPCS protocol.
Healthy Homes and Lead-Safe Housing	Complete interventions in 52 extremely low-, 79 very low- and 131 low-income units annually.	2013-2021	190 Healthy Homes and Lead Safe Housing were completed.
Lead-Based Paint Evaluation and Abatement Program in Public Housing	Abate lead-based paint hazards in 280 units	2013-2021	Since 2010 the Housing Authority has abated 545 asbestos containing units.
Urgent Repair Program	Prevent the vacation of 4,500 market-rate apartment buildings due to life-safety Housing Code and the California Health and Safety Code violations.	2013-2021	In CY 2014, 591 cases were referred to the Urgent Repair Program for resolution. Of the 591 cases, 389 were resolved by the owner, and 29 were resolved by the HCIDLA-approved City contractor. The remaining cases are pending resolution.
Nuisance Abatement in Residential Buildings	Respond to and successfully resolve 30,000 nuisance complaints on residential properties annually.	2013-2021	The City's enforcement agencies continued to successfully resolve nuisance complaints on residential properties.
Rent Escrow Account Program (REAP)	Enforce REAP as a vehicle to motivate property owners to maintain their properties and	2013-2021	527 cases brought into compliance and removed from REAP.

	comply with health, safety and habitability standards.		
Monitor and Update the Density Bonus Program	Annual report on affordable housing units produced as a result of land use incentives; Make revisions to the density bonus provisions in the Code; Update the Affordable Housing Incentives Guidelines.	2013-2021	The DCP began preparation of a report for the Mayor's Office that will document the number and percentage of housing units produced as a result of land use incentives. An internal DCP working group was formed in 2013 to identify issues related to the implementation of the City's Density Bonus Ordinance. Work progressed in 2014 although any ordinance changes will not occur to at least 2015, subject to resource availability.
HOPWA Housing Development for Persons Living with HIV/AIDS	Financing commitment to, at minimum, 10 units per year dedicated to serving persons living with HIV/AIDS and their families.	2013-2021	3 Permanent Supportive Housing Developments received HOPWA financing; each will provide 10 units for persons living with HIV/AIDS, for a total of 30 units funded. HOPWA funds were leveraged with other sources of funds through HCIDLA's NOFA process.
Rent Escrow Account Program (REAP) Rehabilitation Loan Pilot Program	Provide 20 qualifying small-scale property owners with a low interest, deferred payment loan to rectify Housing Code violations; ensure rental units are properly maintained and provide a safe and healthy residence for the tenants of RSO units; and expedite the removal of properties from REAP. Removing the property from REAP will allow the property owner to restore their source of rental income. The pilot program will last for 18 months.	2013-2021	The REAP Rehabilitation Loan Pilot Program is awaiting funding to begin. The HCIDLA has requested CDBG funding through the HCIDLA Consolidated Plan for the 42nd program year (2016-2017).
Billing Information Management System	Maintain Billing Information Management System.	2013-2021	Property ownership information was initially migrated from the L.A. County's Land Use Property Automated Management System (LUPAMS), which captures changes to property ownership. Due to the vigorous nature of the economic cycles and the high property turnover rates within the Los Angeles rental property, HCIDLA purchases ownership data from a third party vendor on a weekly basis in an effective, proactive capacity to ensure the integrity of the property ownership data.
Due Process Hearing	Conduct 1,300 hearings.	2013-2021	Conducted 1421 hearings.

Outreach and Education of Enforcement Programs	Conduct 14 informational workshops.	2013-2021	49,131 constituents served through outreach activities.
Preservation of Affordable Housing	Preserve and/or extend the affordability of 500 units annually currently part of the City of Los Angeles affordable housing stock.	2013-2021	<p>In 2014, the HCIDLA assisted in preserving 349 units of restricted affordable housing through the issuance of 4% Bonds for the acquisition and rehab and recapitalization transactions. In addition, there were 9 properties with HUD Project-based Section 8 contract with a total of 854 units that renewed for 20-years. These renewals were a result of direct owner actions, HCIDLA bond issuances, recapitalizations, HCIDLA and other stakeholders outreach and education efforts.</p> <p>NOTES: The 349 unit figure is from the GM's HCIDLA's Affordable Housing Rehab Units report - executed loan agreements in CY 2014.</p>
Rent Stabilization Ordinance (RSO)	<p>Maintain registration of 638,000 units annually;</p> <p>Protect tenants from unreasonable rent increases while providing landlords with a just and reasonable return;</p> <p>Maintain registration of 6,500 spaces in 57 mobile home parks;</p> <p>400 landlord declarations of intent to evict will be processed annually;</p> <p>300 tenant households will be provided approximately \$3 million in relocation assistance through the HCIDLA contractor annually.</p>	2013-2021	<p>* 517 Landlord Declarations(LD) applications processed</p> <p>* 604 Households provided relocation assistance</p> <p>* \$6,284,150 in relocation assistance entitlements</p>
Housing Choice Voucher Program	Maintain 47,500 Section 8 vouchers for very low-income households.	2013-2021	HACLA has a total of 48,893 vouchers for very low-income households. This includes HUD-VASH for homeless veterans, of which 584 new vouchers were awarded to HACLA in 2014.
Section 8 Vouchers for Disabled and Elderly Households	Continue to provide 375 vouchers.	2013-2021	HACLA has a total of 375 units allocated specifically for the disabled.
Neighborhood Stabilization Program (Foreclosed Properties)	300 units acquired, rehabilitated, and resold/rented.	2013-2021	Acquisition and rehabilitation were completed in previous years, in CY 2014, the NSP program sold 31 properties.
Historic Preservation	<p>Expand the number of HPOZs and HCMs;</p> <p>Study the provision of a historic rehabilitation grant program for low-income homeowners in HPOZs.</p>	2013-2021	<p>The City Council directed DCP to begin the adoption process for a new HPOZ called the Berkshire Craftsman Revival Bungalow District in El Sereno, including the adoption of an Interim Control Ordinance to regulate demolition and new construction.</p> <p>A total of XXX new Historic Cultural Monuments were approved in 2014</p>
Mills Act Implementation	50 homes annually	2013-2021	There were 66 Mills Act contracts recorded in 2014.

Property Management Training Program (PMTTP)	Complete 12 Property Management Training programs annually for approximately 420 landlords & managers; Refer non-compliant property to property management training programs provided by partnering apartment owner associations in Los Angeles	2013-2021	HCIDLA participated in 12 Property Management Training Programs administered by partnering agencies; HCIDLA mailed 1,164 referral letters to non-compliant property owners, and 263 participated in the program.
Affordable Housing Monitoring	Annual reports on the status of the affordable housing inventory; Monitor and enforce compliance with affordability covenants; Identify affordability covenants in ZIMAS.	2013-2021	In Calendar Year 2014, the Affordable Housing Inventory that was monitored for occupancy was 27,117 units in 1,096 projects. The various City housing agencies continue to participate in providing information on the affordable housing inventory.
Citywide Housing Production System (CHPS)	Maintain and continue to enhance the Citywide Housing Production System (CHPS).	2013-2021	The total units reported in 2014: 1695 The units by AMI: PSH: 75 0-50%: 446 51-80%: 642 81-120%: 32 121%+: 500 The units by program: PSH: 75 Multi-Family: 781 Single-Family: 75 Land Use: 764
RSO Monitoring	Annual report on the status of the RSO inventory; 50 Ellis removal applications processed annually.	2013-2021	209 Ellis applications processed.
Housing Element Sites Inventory Update	Annual report on development of sites included in the Inventory of Sites	2013-2021	No activity in 2014.
Monitor and Report on Housing Production Goals	Quarterly and annual summaries on residential building activity; Annual report on the City's housing production and preservation goals and accomplishments; Annual report on changes in the rental	2013-2021	The DCP issued a summary of building activity in the Annual Growth and Infrastructure Report, which included housing production and net changes in the rental housing stock including demolitions and conversions. The DCP also prepared issuance of a Performance Metrics Report for the Mayor's Office, which would focus on the amount of housing growth near transit as well as the percentage of affordable housing created through planning and land use

	housing stock.		incentives.
Collaboration on Data Production and Collection	Additional data from Federal, State, regional and County agencies; Homeless Count with City of Los Angeles data	2013-2021	<p>In 2014 the DCP coordinated with agencies such as SCAG, Metro, CA Department of Finance (DOF) and HCID on the creation and publication of data that will aid the planning process. The DCP utilized data from sources from the DOF, Metro, SCAG, HCID, LAHSA, the US Census and others when developing plans.</p> <p>In addition, the DCP published a Growth and Infrastructure Report in 2014 that detailed population, housing, employment and development trends through July 2014, including estimated growth since the 2010 census. The DCP also began work to update its public (web) database of population and housing estimates by sub-areas of the City. The 2010 Census information was also being prepared for public release on the DCP website.</p>
Census 2020	Census forms and methodologies that better reflect the City's needs.	2013-2021	No activity in 2014. Initial work is expected to begin in 2015 to prepare for the 2020 Census.
Housing Needs Assessment by Community Plan Area	Housing Needs Assessment by Community Plan Area	2013-2021	The seven community plan updates in progress in 2014 each analyzed housing needs. The plans employ a variety of strategies to produce and preserve housing for a variety of incomes and needs. At least two of the plans are expected to create affordable housing bonus programs.
Database for Evaluating Housing Needs	Database of current socioeconomic and demographic data on DCP website; Periodic reports of socioeconomic and demographic data.	2013-2021	<p>In 2014 the DCP coordinated with agencies such as SCAG, Metro, CA Department of Finance (DOF) and HCID on the creation and publication of data that will aid the planning process. The DCP utilized data from sources from the DOF, Metro, SCAG, HCID, LAHSA, the US Census and others when developing plans.</p> <p>In addition, the DCP published a Growth and Infrastructure Report in 2014 that detailed population, housing, employment and development trends through July 2014, including estimated growth since the 2010 census. The DCP also began work to update its public (web) database of population and housing estimates by sub-areas of the City. The 2010 Census information was also being prepared for public release on the DCP website.</p>
Consolidated Plan	Complete 1 and 5-year plans	2013-2021	Completed
Expedited Residential Recovery	Issue entitlement approvals within four weeks of application for reconstruction, in the event of a natural disaster; Issue loans and grants within four weeks of application for reconstruction funds.	2013-2021	No natural disasters requiring housing assistance occurred in 2014.

Expedite Affordable Housing Projects	<p>Reduce building permit processing time by up to 12 months;</p> <p>Adopt amendments to the Affordable Housing Incentives Program Guidelines to facilitate implementation of expedited processes for affordable housing development;</p> <p>Prioritize affordable housing projects to expedite processing of permits and any related entitlements;</p> <p>Assist 20 affordable housing projects per year;</p> <p>Reduce entitlement processing time by up to three months</p>	2013-2021	The BuildLA program, which will significantly increase efficiency in the development process, continued to move forward in 2014 with a series of intra-agency City staff workshops held over two weeks. A vendor is to be selected too build the new permitting/entitlement technology interface in early 2015.
Implement CEQA Streamlining Measures	<p>Allow for streamlined environmental review (i.e. SCEA) required for Infill and Transit Priority Projects;</p> <p>Assist 10 Transit Priority Projects and Infill Projects per year.</p>	2013-2021	The DCP was awarded a grant by the Southern California Association of Governments (SCAG) to hire a consultant to assist in the facilitation of CEQA streamlining measures outlined by this program. The work is expected to begin in 2015.
Preservation Barriers Assessment	<p>Identify development standards that pose compliance difficulties for preservation projects;</p> <p>Adopt amendments to the Zoning Code to alleviate challenges</p>	2013-2021	In December 2014 the City Council directed HCID, the DCP, and DBS to 1) report on the number of illegal/unapproved units in multi-family buildings discovered per year and include the end result, as well as 2) work with tenant groups and property owners and report on options for preserving unapproved housing units and what other jurisdictions have done to save these units. A report and Ordinance is expected in 2015.
Improvements to Entitlement Processing/ Department Realignment	<p>Complete fee study of entitlement processing costs;</p> <p>Amend the Zoning Code to implement full cost recovery</p>	2013-2021	The preparation of a planning fee study of entitlement processing costs began in 2014.
Development and Design Standards	<p>Include development and design standards in 10 Community Plans</p>	2013-2021	In early 2014 a trial court invalidated the Hollywood Community Plan update, the first of seven community plans that had been scheduled for City Council consideration. The decision resulted in significant delays for the entire new community plan program. Development and design standards remain in each of the seven draft plans that had been released by the end of 2014.
Zoning Code Revision	<p>Adopt a brand new Zoning Code that establishes clear and predictable regulations.</p>	2013-2021	By the end of 2014 the Zoning Code revision project called re:codeLA had released and gained decision-maker input and approval on the Zoning Code Evaluation Report. This evaluation report provides recommendations to address inadequacies with the current zoning code.

			<p>Numerous housing related issues were addressed in the Report including increasing incentives for affordable housing, the preservation of affordable housing, improving regulations for secondary units, expanding adaptive reuse, removing barriers for micro units, improving options for shared housing and re-organizing the affordable housing incentives downtown.</p>
Amend the Zoning Code to Facilitate Non-Conventional Housing	Adopt amendments to the Zoning Code to accommodate innovative multifamily housing types.	2013-2021	<p>During the first half of 2014, the City Council's Ad Hoc Committee on Community Care Facilities considered reports and recommendations from DCP on the issue of both licensed and unlicensed group housing arrangements. A draft ordinance was presented in July 2014, however the Committee failed to approve the legislation. The legislation would have, among other things, created a by-right approval process for licensed facilities with more than 6 persons (subject to meeting a set of performance standards) and changed the zoning code definition of boarding and rooming house to require at least three guest rooms to qualify (rather than just one today).</p>
Second Unit (Granny Flat) Process	<p>30 second units on lots annually; Identify development standards and code requirements that pose compliance difficulties to second unit process; Adopt amendments to the Zoning Code to alleviate challenges.</p>	2013-2021	<p>Approximately 40 secondary units on single-family lots were permitted by the City during 2014.</p> <p>The City's re:codeLA effort, which is overhauling the City's zoning code, issued an Evaluation Report in 2014 that included the following analysis of barriers and recommendations: (Compliance with existing rules) "has made it difficult to build second units on existing lots. Second units must meet setback, lot coverage, passageway and height requirements that are really intended for principal units. Also, due to the general nature of the State requirements, no compatibility requirements exist and units as large as 1,200 square feet have been built in settings where they are out of scale and character with the neighborhood. As part of re:code LA, new regulations for second units should be developed and incorporated into the zoning code."</p>
Update the Los Angeles Building Code	Adopt the most recent version of the CBC when released.	2013-2021	<p>The new building code was updated in December 2013 to incorporate provisions of the 2013 California Building Code, which is based on the 2012 International Building Code.</p>
Zoning and Neighborhood Implementation Tools for Mixed Use Development	<p>1,000 housing units in mixed use developments; Identify targets in all Community Plans; Adopt ordinances if appropriate.</p>	2013-2021	<p>New by-right mixed-use zones (called Community Plan Implementation Overlays - CPIOs) are being developed along transit-rich commercial corridors in the seven draft Community Plan updates.</p>
Reduced "Trips" for Housing near Transit and/ or with Affordable Housing Units	Increase the trip credits provided for affordable housing units.	2013-2021	<p>The DOT has been implementing the guidelines that allow for 2 trip credits of up to 25% for residential development that is located in close proximity to certain transit stops and up to 5% for developments with affordable housing units. The City's DCP and DOT obtained a grant from the Strategic Growth Council that will, amongst other things, allow for the production of empirical</p>

			evidence to establish the difference in trip generation in different types of residential projects including affordable housing, senior housing, transit-proximate housing and mixed use development.
Transit Oriented District Studies	Complete Transit Neighborhood Plans (TNPs) for 24 transit stations.	2013-2021	<p>Significant work now taking place on 11 future Transit Neighborhood Plans for the next two light-rail lines: Expo Phase 2 and Crenshaw/LAX.</p> <p>The City of Los Angeles approved two Specific Plans in 2014 that significantly expanded the allowance of residential use and density in two transit-oriented areas of the City - the Warner Center Specific Plan and the Cornfield Arroyo Seco Specific Plan (CASP). The CASP includes several innovative strategies to encourage more affordable residential development within the plan area, including a system of floor area bonus in exchange for affordable housing. A financial feasibility study prepared by consultants demonstrated the relative value of increased floor area in different scenarios. Using this information, the City established an affordable housing obligation schedule for developers seeking FAR increases. The CASP won the 2014 California APA Award of Excellence for a Comprehensive Plan, Large Jurisdiction. The City Warner Center Specific Plan was significantly expanded to accommodate additional residential density based on a market study and analysis.</p> <p>Boyle Heights TOD Study</p>
Targeting Growth in Community Plan Areas	Identify targeted growth areas and incorporate appropriate land use designations in 10 Community Plans; Complete Transit Neighborhood Plans (TNPs) for 24 transit station.	2013-2021	Each of the 10 new Community Plans being updated in 2014 includes targeted growth areas and incorporates appropriate land use designations to achieve citywide and local growth objectives.
Housing Element Relationship to Land Use Entitlement and Long-Range Planning	Annual report to City Planning Commission.	2013-2021	No activity in 2014.
Congestion Management Program Land Use Strategy	Report on all projects developed and all demolitions around major transit stations and transit corridors annually; Certify compliance with the Los Angeles County Congestion Management Program annually.	2013-2021	The 2014 Local Development Report was submitted to Metro. It reported a net increase of 1,686 dwelling units in developments near rail stations in FY 2013-14. The City received certified compliance with the LA County Congestion Management Program.
Jobs/Housing Balance Incentives: Residential Exemptions in Transportation Specific Plans	Add fee exemption for residential units to Transportation Specific Plans that govern employment centers.	2013-2021	Work progressed on the development of the Westside Mobility Plan, which amongst other things, aims to expand fees to rental housing development to help pay for area transportation improvements. An exemption and/or credit for the provision of affordable housing units is being considered.

Entitlement Case Management and Expediting for Green Building Projects	Reduce plan check process time for 50 Tier 1 and 2 projects	2013-2021	<p>Expediting green projects is done through the regular expedite process. Case management offers service to green projects.</p> <p>DCP reports that no Tier 1 or 2 projects requested expedited service in 2014.</p>
Financial Incentives to Conserve Water	Installation of high efficiency clothes washers in 5,000 households per year.	2013-2021	This program continues with 6,714 clothes washer rebates provided in 2013-14.
Encourage Energy Conservation through Pricing	10,000 residential customers on the TOU rate	2013-2021	There has been substantial growth in the number of time-of-use meters for LADWP electric customers. A separate meter is sometimes required for particular rate incentives. In 2014 there were 5,188 time-of-use meters in place, including 883 electric vehicle-only meters, 1,694 Solar-only meters, and 188 meters that combine EV and solar.
Green Power for a Green LA	25,000 households choosing alternative energy sources.	2013-2021	The LADWP reports a total of 15,948 Green Power customers at the end of 2014. In addition, LADWP's own generation mix continues to incorporate additional renewable sources, with a reported 23% renewables in 2014.
Million Trees LA	<p>Distribute free shade trees to residents to increase shade, energy efficiency and clean air in individual homes and multi-family residential properties as part of the Million Trees LA program.</p> <p>Plant trees on public property and along City-controlled parkways, medians and other public right-of-ways with appropriate tree canopy to reduce air pollution, provide cooling through shading, and to improve blighted neighborhoods. CDBG, SCAQMD, Private Donations, LADWP Funds</p>	2013-2021	Through the City Plants program, City residents are eligible to receive up to seven free shade trees. The LA Conservation Corps delivers the trees to a property along with stakes, ties, and fertilizer pellets. Parkway trees and trees in front of businesses are also available.
Recycle Construction Waste	<p>Establish incentive program for source separation of construction and demolition waste;</p> <p>Establish rebate program for construction and demolition waste taken to a City-certified waste processor;</p> <p>Adopt ordinance to require construction and demolition waste to be taken to a City-certified waste processor.</p>	2013-2021	The Citywide Construction and Demolition (C&D) Waste Recycling Ordinance became effective January 2011. Requires that all mixed C&D waste generated within City limits be taken to City certified C&D waste processors (BOS is responsible).

Sustainable Building Materials and Practices	Integrate guidelines into project review process; Develop and maintain an outreach website.	2013-2021	The LADBS and LADWP implements the sustainable building materials requirements of the Green Building Code. Guidelines regarding sustainable building materials are integrated into project reviews.
Recycling Collection in Residential Development	Provide on-site recycling bins and weekly pickup for all residential developments.	2013-2021	No update in 2014.
Home Energy Improvement Program	Provide free green assessments to property owners.	2013-2021	LADWP reports that 1,499 HEIP assessments were completed in 2014.
Community and Neighborhood Council Development Review	Duplicate case files provided to CNCs for proposed projects; Notifications to CNCs for filed applications bi-weekly; Case filing activity posted on DCP website bi-weekly	2013-2021	Duplicate case files and early notification were provided to Certified Neighborhood Councils (CNCs) for all proposed projects in their neighborhoods (through the Certified Neighborhood Council Notification Program and the Early Notification System). The Neighborhood Council Liaison position was maintained by DCP throughout 2014.
SurveyLA - The Los Angeles Historic Resources Survey	Complete citywide survey; Publish results.	2013-2021	The SurveyLA project continued surveying Los Angeles community plan areas for historic and/or culturally significant resources, including completion of reports for Arleta-Pacoima, Bel-Air-Beverly Crest, Coyle Heights, Brentwood-Pacific Palisades, Silverlake-Echo Park, Westchester-Playa Del Rey and Westlake. An LGBT context statement was also produced in 2014.
Neighborhood Preservation - Downzoning	Rezone appropriate areas in 10 Community Plans.	2013-2021	10 Community Plans in development, including consideration of selective downzoning and design guidelines to preserve prevailing scale of development in the neighborhood.
Urban Design Studio	Maintain Urban Design Studio as a division within the DCP; Maintain the Professional Volunteer Program (PVP).	2013-2021	The DCPs Urban Design Studio was maintained and expanded throughout 2014 to include review and advice on residential projects regarding overall project design and sustainable alternatives for public right of way improvements associated with residential projects. The DCP continued to utilize the Professional Volunteer Program (PVP).
Landscape Design	Integrate Landscape Ordinance and Low Impact Development; Ordinance into project review process.	2013-2021	The City continued to capture, treat and infiltrate stormwater and urban runoff by utilizing the recently adopted Low Impact Development Ordinance, as well as additional water conservation measures.
Downtown Affordable Housing Bonus	300 moderate, 225 low, and 225 very low income affordable units; Study whether program is meeting objectives and ways to make improvements.	2013-2021	Market rate projects continued to take advantage of the provisions of the program. However, no developers are believed to have received the affordable housing bonus in 2014. At least two projects are in the pipeline however.
Community Level Affordable Housing Programs	Playa Vista: 125 moderate-income for-	2013-2021	Phase Two of Playa Vista continued construction in 2014.

	<p>sale and 83 low-income rental units in Phase 2; Cornfield Arroyo Seco: 20 very low-income and 46 low-income units; Central City West: 500 low-income units; Creation of 10 community plans with affordable housing incentives.</p>		<p>No units were built in the CASP area.</p> <p>The City of Los Angeles approved the Cornfield Arroyo Seco Specific Plan (CASP) on July 2, 2014. One key element of the CASP is the provision of Bonus Floor Area and/or to Transfer Floor Area for projects that provide affordable housing units.</p>
Reasonable Accommodation	<p>Train City Planning Department staff on processing Reasonable Accommodation requests; Produce and disseminate materials regarding Reasonable Accommodation process; Improve forms and outreach.</p>	2013-2021	<p>In 2014, there were 269 sign language interpreter services and 88 Communication Access Realtime Translation (CART) reasonable accommodation requests that were processed and provided.</p> <p>In addition to the above, DOD provided ADA training to 2,396 participants in 2014. Fair Housing training was also provided to over 80 participants in 2015.</p> <p>In addition, 27 requests were processed and provided for ADA equipment</p>
Citywide Fair Housing Program	<p>Receive 7,310 fair housing inquiries annually; Resolve 413 fair housing investigations annually; Conduct 67 fair housing training sessions annually; Train 35 new fair housing testers annually; Maintain the Housing/Predatory Lending Hotline</p>	2013-2021	<p>Received 9,116 general housing inquiries.</p> <p>414 fair housing investigations conducted and resolved. 122 were settled; 4 were referred for litigation; 2 were referred to the California Department of Fair Employment and Housing; 91 were closed because no enforcement action was possible; and 57 clients withdrew in the year.</p> <p>77 fair housing training sessions conducted.</p> <p>23 new fair housing testers trained.</p> <p>28 calls received on Lending Hotline inquiring about mortgage foreclosures, fraud, high cost loans, mortgage rates, and other types of lending questions.</p>
Housing Information	<p>Establish a consolidated housing information database on the City's website; Update available Section 8 Voucher units online.</p>	2013-2021	<p>HACLA continued to conduct voucher issuance sessions, worked with program partners to disseminate information and used GoSection 8 for property listings.</p>
RSO Tenant/Landlord Outreach and Education Program	<p>Develop mechanism to ensure disclosure; 120 public presentations will be conducted annually, including Property Management Training Program presentations, community presentations, landlord/tenant</p>	2013-2021	<p>The Rent Division conducted and/or facilitated 175 presentations and workshops in 2014. The City adopted an RSO posting requirement in 2009. RSO property status will be available in ZIMAS in 2015.</p>

	workshops and drop-in sessions, and fair housing clinics.		
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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction LOS ANGELES

Reporting Period 01/01/2014 - 12/31/2014

General Comments: